



1 Aspen Walk

Guide Price £230,000 - £240,000

A well maintained end-terraced family home located on a popular residential development on the edge of the town yet within easy access to the town centre and A47.

This property is perfect for those looking to downsize or first time buyers.

The property offers a kitchen/diner together with lounge and cloakroom on the ground floor.

On the first floor there are three bedrooms, with the main benefitting from an en-suite shower room, along with a family bathroom.

Outside, the property has off road parking for two cars and an enclosed rear garden.

Services - Gas central heating. Mains water, drainage, and electricity are connected.

N.B. It should be noted that the external photographs used were taken prior to the current tenancy and therefore could be subject to change.

This property is being marketed by our Dereham office and the property reference is AD0395.



Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn.

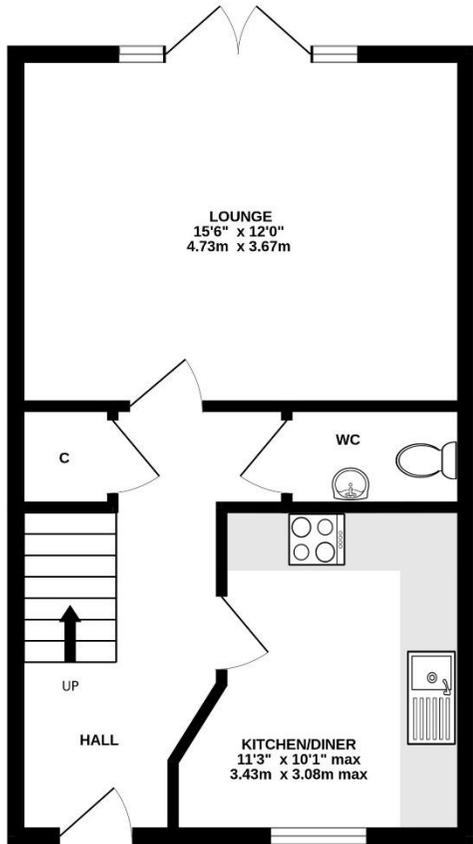
Directions

To find the property leave Dereham Market Place on Wellington Road proceeding onto Neatherd Road. Continue straight over the traffic lights and follow the road round onto Crown Road. Take the left hand turning onto Norwich road and take the left hand turning just before Aldiss Park onto Hornbeam Drive. Turn right onto Oak Road, followed by the right turning onto Silver Birch Road, and then right onto Aspen Walk, where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

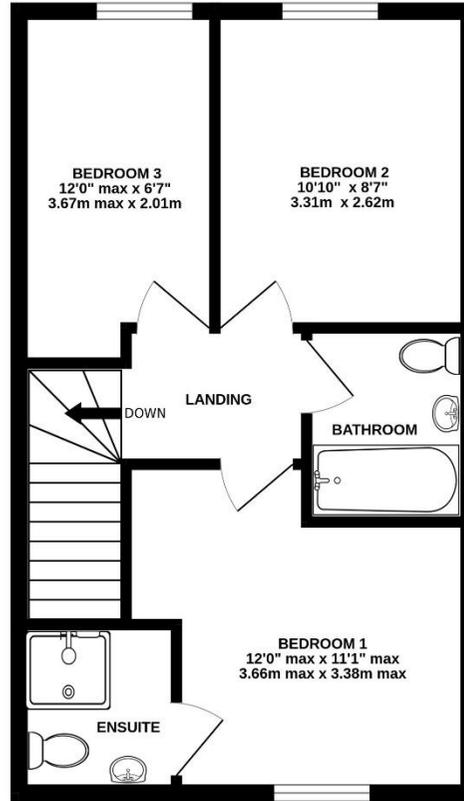
For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





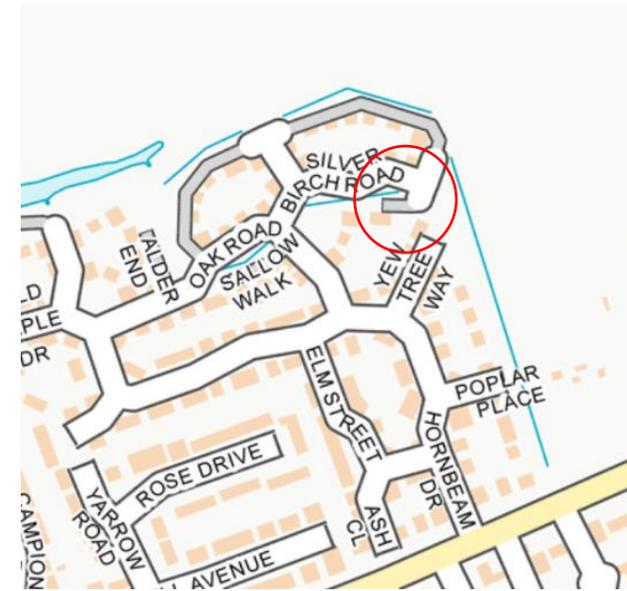
GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.

TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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